



Wetland Bank Plan Preparation and Review

Prospectus Phase

May 28, 2015



Prospectus (Concept)

- Independent document.
- Required for 404 review.
- Provides overview and serves as the basis for initial comments.



Prospectus

WCA

- LGU coordinates with TEP and BWSR.
- Compile comments.
- Send letter to sponsor summarizing comments and LGU's position on the project.

404

- Review for completeness.
- Post a Public Notice.
- Coordinate with IRT.
- Distribute comments.
- Send letter to sponsor summarizing comments and Corps' position on the project.



Purpose

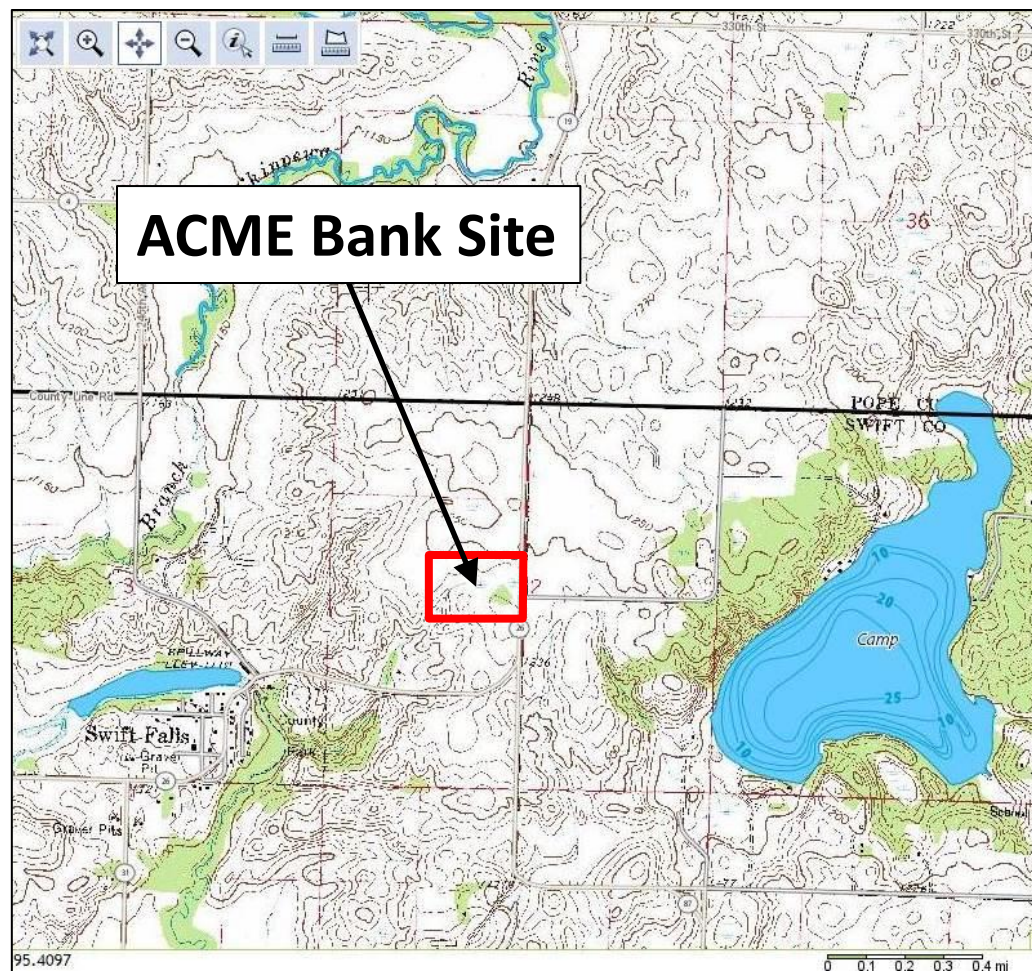
- Identify issues to be improved or expanded upon at Full Application phase.
- Sponsors get a good idea of the road ahead of them (good or bad).
- Determine if project feasible.



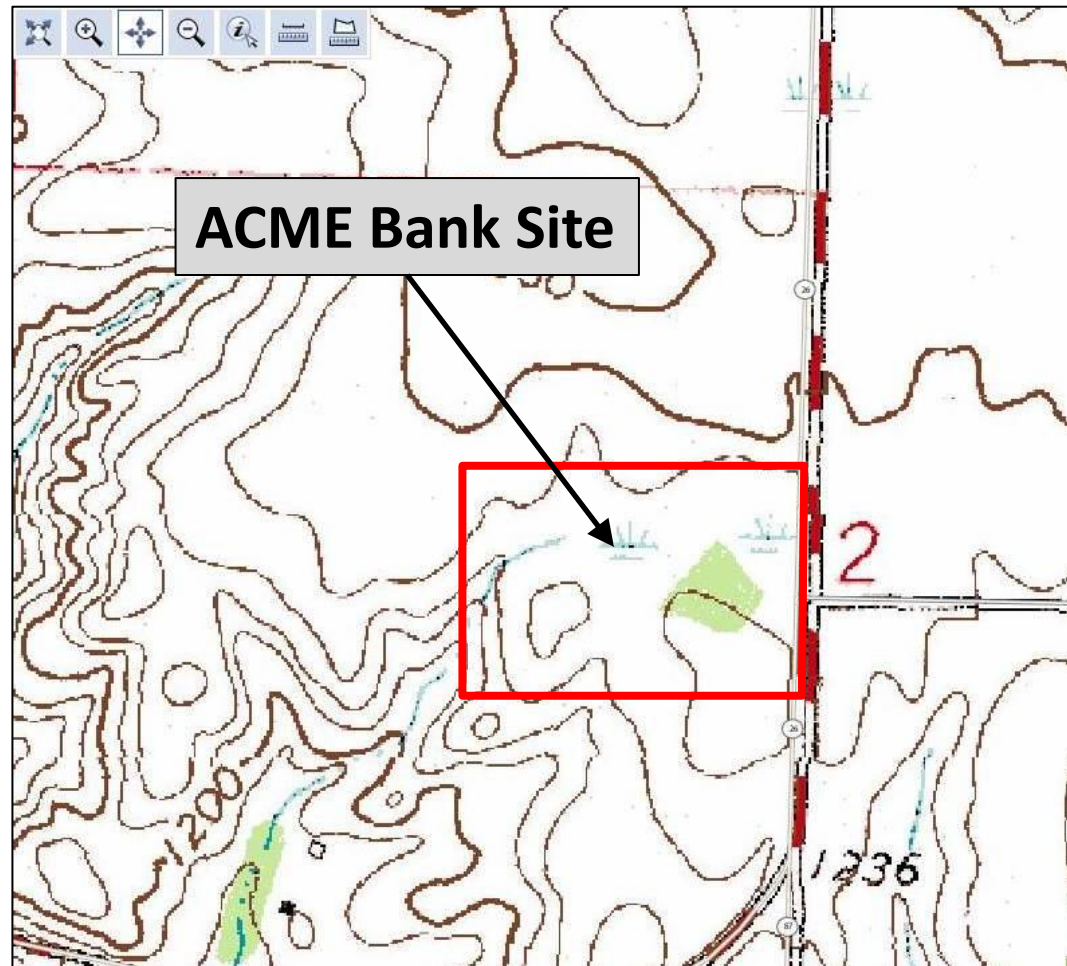
Figures

- Clarity
- Reproduction
- Consistency
- Tell the story

Figures

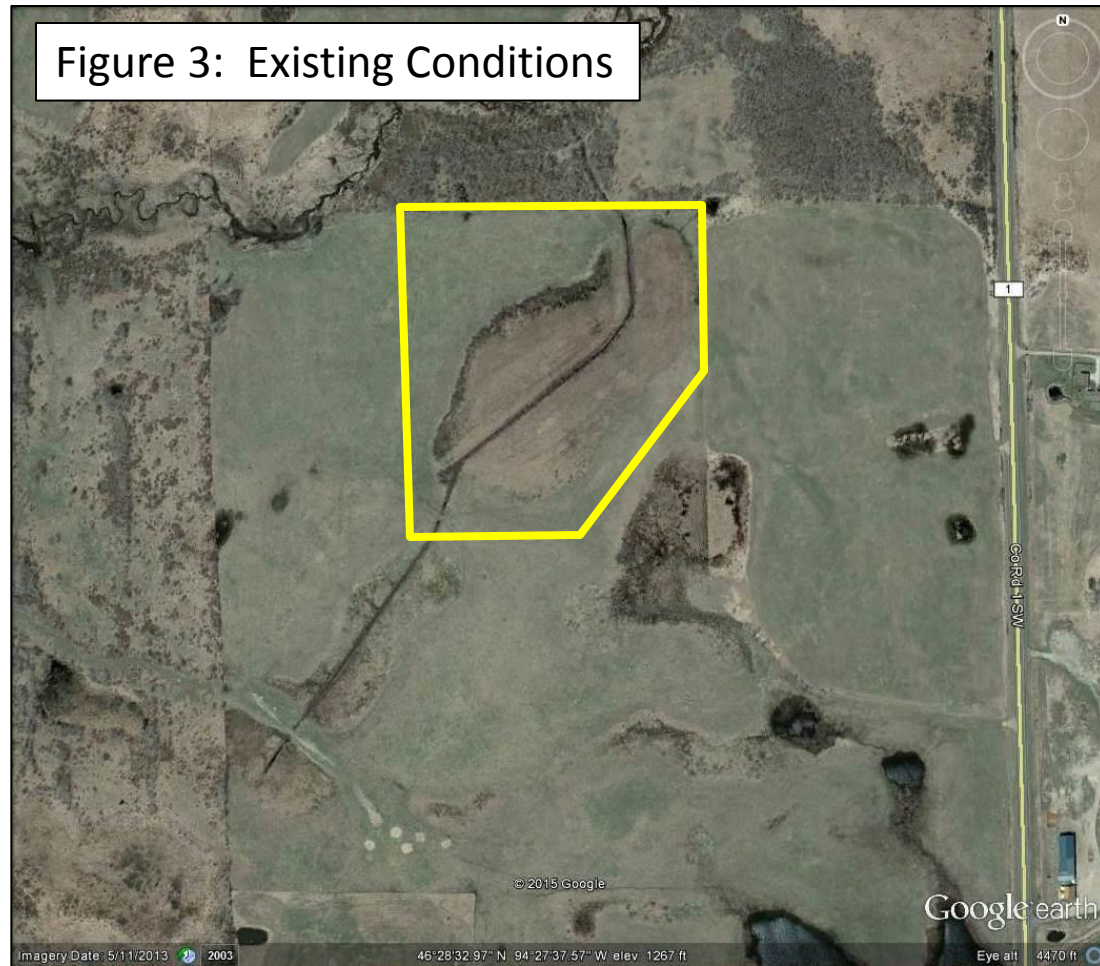


Figures

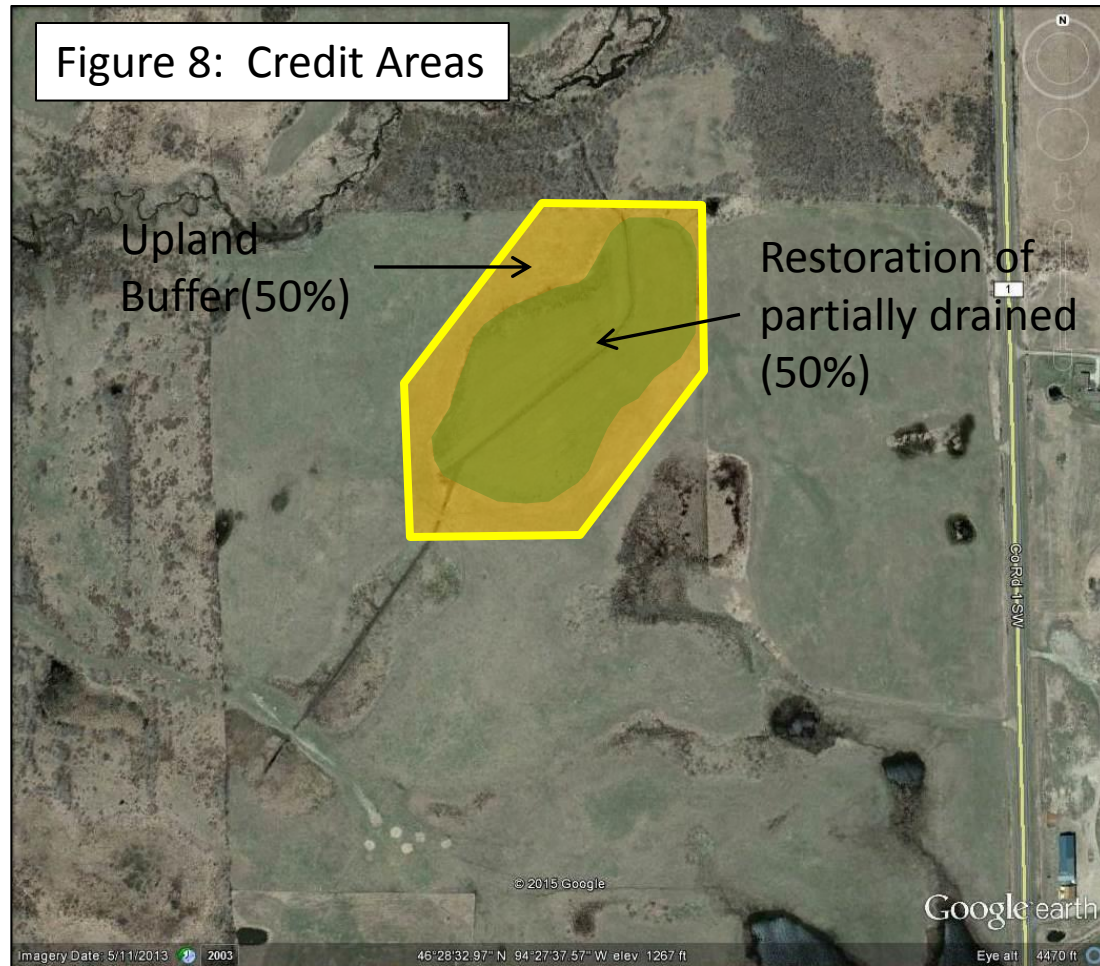


Figures

Figure 3: Existing Conditions



Figures



Figures



Figures



Figures

- A picture is worth a thousand words.
- A bad picture will lead to a thousand questions.



Section 1: Regulatory Status

- Independent document.
- Summarize history to date.
- Include earlier comments and responses.
- Don't assume reviewers are familiar with site or earlier reviews.



Section 2:

Bank Sponsor – Landowner

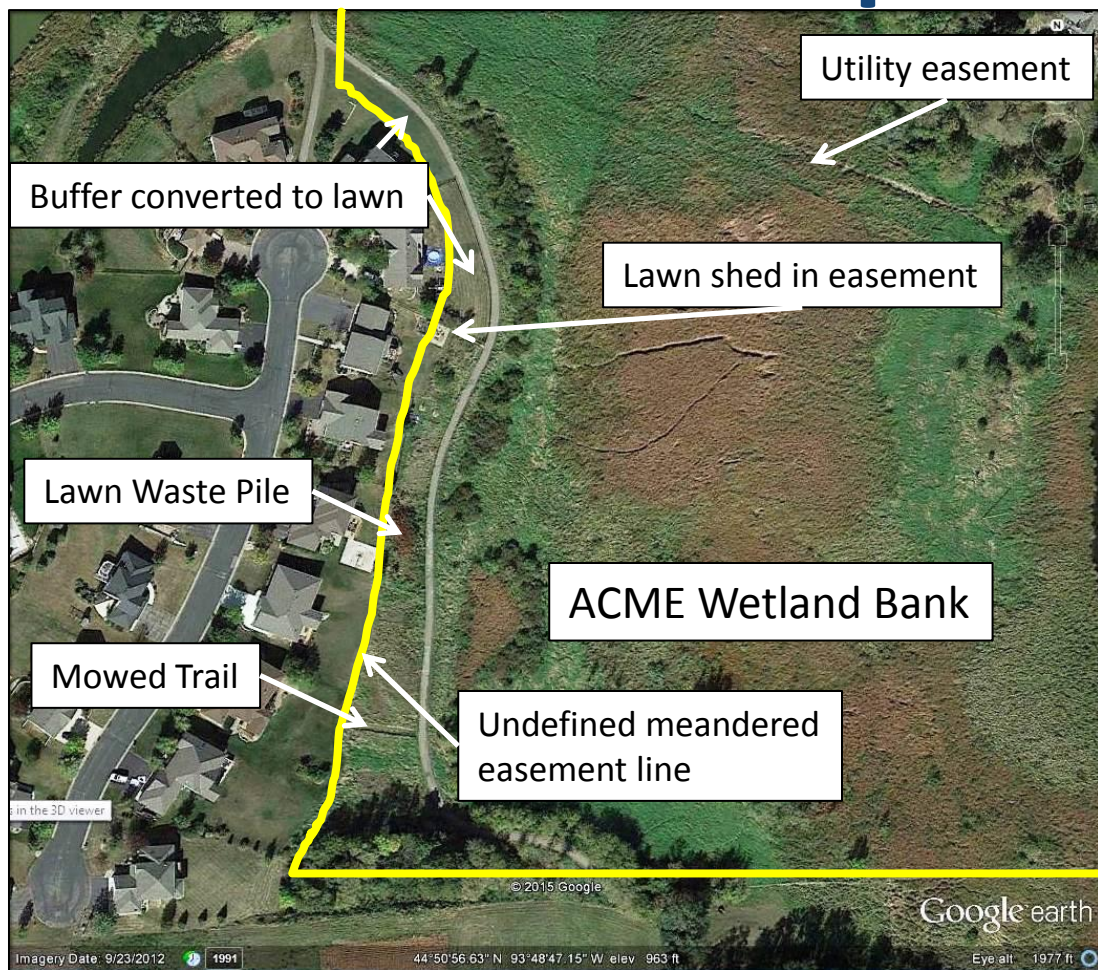
- Sponsor
- Landowner (all)
- Credit Holder
- Other interests
- Consider getting Title Opinion



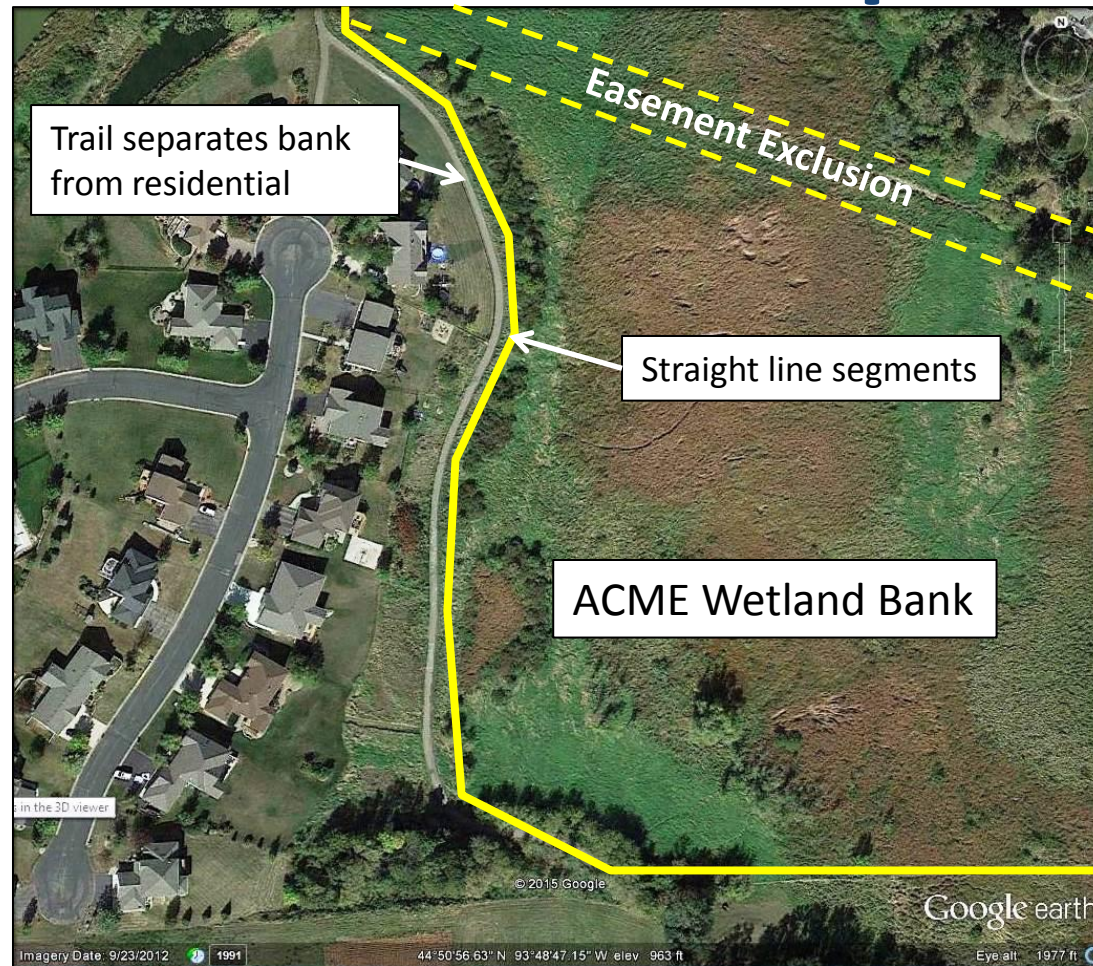
Section 3: Easement Description

- Describe (in general).
- Show on Map.
- BWSR needs to know.

Easement Description



Easement Description





Section 4: Existing Conditions

- Physical Conditions.
- Land Use.
- Vegetation (species, condition, etc.).
- Roads, Structures, Wells, Utilities.
- Hydrology.
- Drainage characteristics.
- Wetlands (determination or delineation).
- Relate to other sections.



Section 5: Historic Conditions

- “Original” condition.
- What happened and when.
- Photos when available.
- Soil map.
- Landscape changes.



Section 6:

Project Goals and Crediting

- Describe “functional lift”.
- Credit Actions.
- Credit Allocation.
- Credit Release.
- Bring together historic condition and existing condition to paint a picture of what you are doing and why.



Section 6:

Project Goals and Crediting

- Detailed cropping history.
 - Used for WCA only
 - Show data and/or TEP concurrence
 - Explain for Corps crediting



Section 7: Ecological Suitability & Sustainability

- Pick a good site.
- Why does the project fit the landscape?
- Can functional lift persist with minimal human intervention?
- Perpetuity means forever.
- State has an obligation as easement holder.



Section 8: Vegetation Plan

- General, but thorough.
- Present and past conditions.
- Project goals.
- Site preparation and problem vegetation.
- Seeding/planting materials and zones.
- Expected maintenance.
- Rough schedule of events.



Section 8: Vegetation Plan

- BWSR Wetland Restoration Guide.
- Minnesota Wetland Plant ID Guide.
- State Seed Mixes.
- Grassland Inter-seeding Guidelines.
- Conservation/Restoration “What’s Working” Information.



Section 9: Construction Plan

- General, but thorough.
- Hydrology restoration.
- Structure location and purpose.
- Soils and Topography.
- Investigations needed for final planning.



Section 10:

Supplemental Information

- CRP Rollover (Extended Restoration).
- ENRV.
- Preservation.
- Catchall for others.



Section 11: Monitoring Plan

- General, but thorough.
- What.
- How.
- When.
- Results prove success and support credit releases.
- Wetland Restoration Guide.



Section 12:

Special Considerations

- Any affects?
- ENRV
- Preservation



Summary

- Prospectus is first detailed review.
- Comments make Full Application better.
- Be clear and consistent.
- Help reviewers understand your project.
- Assume you're writing for someone who knows nothing about the site or project.



Ending the Prospectus Phase

- Collect all comments and wait for letters before reacting
- Comments are comments
- Letter from LGU
- Letter from Corps



Questions?